

## **2005 Culpeper County Comprehensive Plan**

### **Executive Summary**

The 2005 Culpeper County Comprehensive Plan contains a total of eighteen chapters and sub-chapters. The Plan addresses demographics, environment, economics, agriculture, historic resources, transportation, existing land use, public facilities and utilities, goals and objectives, future land use, capital improvements and implementation. The summary below is provided as an overview of the chapters which follow.

Culpeper County is a rural community which grew substantially between the years 1990 and 2000, but at a manageable average growth rate of 2.3 % per year. Since 2000, Culpeper has experienced explosive growth, approaching 4%. The general premise of this Plan is that the County should guide growth to identified village centers, including the environs adjacent to the Town of Culpeper, while preserving agricultural and forestal land and open space throughout the majority of the territory. The Plan also endeavors to insure high quality development which is in keeping with the rich history of the County and which does not detract from the quality of life in the community.

Chapter 2, Demographics, projects a total population of over 50,000 persons by the year 2010 and over 70,000 by 2020. These projections result from straight line projections based upon growth from 2000-2004 and from analysis of building permit data during the same period.

Chapter 5, Agriculture, emphasizes the need to preserve agriculture as viable portion of Culpeper's economy. It is recognized that agriculture provides positive fiscal impacts and higher quality of life within the community.

Chapter 6A, Public Facilities, addresses several of the most critical government services—schools, parks and recreation, and fire and rescue service. School enrollment and fire and rescue call projections are included, facility standards are established, and needs are identified.

Chapter 7, Housing, addresses housing stock and identifies a need for increased availability of affordable housing. Building permit data is provided.

Chapter 8, Transportation, includes area plans establishing future road alignments. Additional modes of transportation including air and rail are also addressed. Chapter 8A is a Bike Route Plan.

Chapter 9, Historic Resources, includes a partial inventory of historic sites as well as goals, strategies, and policies for the protection of resources.

Chapter 11, Goals and Objectives, summarizes County goals related to essentially all of the chapters contained in this Plan.

Chapter 12, Future Land Use, establishes the community center concept. Village centers which would accommodate the most significant growth are established at Clevengers Corner, Brandy Station / Elkwood, and Stevensburg. Significant development is also planned in the Town environs. Areas outside of these identified growth centers are primarily designated as agricultural or open space. The Future Land Use Plan endeavors to promote economic development, to locate residential growth appropriately, and to preserve the rural character and agricultural base of Culpeper County.

Chapter 12A, Village Center Plans, gives detail and definition to the vision for each of the three designated village centers. Most importantly, the village center plans establish an 'edge' to each center such that ultimate village center development and expansion has a limit. The type and quality of development expected is also established.

Chapter 13, Capital Improvements Program, outlines major capital improvements anticipated for the coming years, and establishes the capital improvements planning process.

Chapter 14, Implementation, proposes numerous potential actions intended to assist in the realization of the goals encompassed in the Comprehensive Plan. Of particular note is the establishment of an 'urban services boundary' to define the limits of development anticipated around the Town of Culpeper.

The Comprehensive Plan, as defined by the Code of Virginia, is intended to act as a general guideline. It should be followed as closely as possible, but must be considered to have some flexibility. Additionally, the Plan should be periodically reviewed and updated or amended as appropriate. The Plan must undergo a review at least every five years, however based upon the rapid change being experienced by the community, more frequent amendments can be anticipated.